



TAKELEY PARISH COUNCIL

Planning Committee

Minutes of the Meeting held on 9th February 2022

Members: Cllrs Tricia Barber, Pat Burnett, Sonia Carr, Jackie Cheetham, Carol Pratt (Chair)

In attendance: Jackie Deane (Locum Clerk)

Item	Minutes of the Meeting held on 9 th February 2022
1.	Apologies for absence None.
2.	Declarations of interest Cllrs Cheetham and Barber declared a personal non-prejudicial interest in item 8 Land at Warish Hall Appeal. Cllr Carr declared a personal non-prejudicial interest in item 7 Appeal Notifications Land Adjacent to Swan Farm.
3.	Minutes of Previous Committee Meeting The minutes of the Planning Committee meeting held on 19 th January 2022 were signed as a true and accurate reflection of the meeting.
4.	Public representations None. The Clerk updated members on changes in process due to the Government Designation of UDC Planning Department, whereby any applications for over 10 dwellings or 1 hectare can be referred directly to the Planning Inspectorate for a decision.
5.	Neighbourhood Plan 1) Cllr Cheetham gave an update on the Steering Group meeting held on 8 th February. Housing Needs Surveys have been delivered to each home in the parish and data analysis will be carried out by RCCE. A new street map would be useful for future leaflet deliveries. Heritage information will be gathered from the resources held by the History Society and lists of local clubs and businesses will be needed for future surveys. 2) RESOLVED to approve the scope of works on a heritage study fee quote from Brighter Planning Consultancy to the sum of £5,250 + VAT. (Cllrs Carr/Barber)



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	<p>3) RESOLVED to approve the scope of works on a landscape study fee quote from Wynne-Williams Associates, Landscape Architects, to the sum of £7,400. (Cllrs Carr/Barber)</p> <p>4) RESOLVED to approve the scope of works on an ecology study fee quote from MKA Ecology to the sum of 2,350 + VAT. (Cllrs Carr/Barber)</p>
6.	<p>Planning Applications for comment</p> <p>1) UTT/21/3713/FUL - Application for removal of condition 2 (building regulations) attached to planning application UTT/18/1603/FUL. Grange Lodge Bambers Green Road Note – Condition 2: All of the dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations No objection.</p> <p>2) UTT/22/0077/HHF - Demolition of existing rear extensions. Proposed new single storey front extension and flat roof rear extension with rooflight over. Rylands Parsonage Road No objection.</p> <p>3) UTT/22/0127/HHF - Demolition of outbuilding and construction of rear single storey extension. 17 Hawthorn Close No objection.</p> <p>4) UTT/21/2488/OP - Outline planning application with all matters reserved except access for up to 88 dwellings (including affordable housing and self/custom-build plots), as well as public open space, children's play area, landscape infrastructure including a buffer to Priors Wood Ancient Woodland and all other associated infrastructure. Land East Of Parsonage Road Comments made in September. New comment to summarise points and focus on adjacent site appeals and harm to the CPZ.</p> <p>5) UTT/22/0152/DFO - Details following outline application UTT/19/0393/OP (approved under appeal reference APP/C1570/W/19/3234530), details of appearance, landscaping, layout and scale for the erection of 110 no. dwellings with associated open space, landscaping and other drainage and highway infrastructure. Land West Of Parsonage Road</p>



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	<p>Comments made. Additional design comments and photographs should be discussed with the developer and case officer, with reference to photos at site visit, use of external dark cladding and designs from other developments.</p> <p>6) UTT/22/0205/HHF - Removal of existing oil tank and installation of new oil tank to rear of property. The Grange Bambers Green Road Takeley. No objection subject to correct listed buildings and ancient monument conditions.</p>
7.	<p>Planning Application Decisions The following decisions were noted:</p> <p>1) UTT/21/3677/HHF - Proposed two storey side and rear extension and internal alterations. Tuscons Brewers End Dunmow Road - Status: Refused <u>Refusal reasons:</u> design, size, scale, form and layout being harmful to the character and appearance of the building and of the area/streetscene. Fails to comply with Policies S3, H8, GEN2, the adopted Supplementary Planning Document 'Home Extensions', the Essex Design Guide, and the National Planning Policy Framework (2021).</p> <p>2) UTT/21/3544/FUL - Section 73A retrospective application for change of use from residential Annexe to Bed and Breakfast. Highgate House Bambers Green Road Takeley - Status: Approved.</p> <p>3) UTT/21/0885/FUL - Erection of a pair of semi-detached dwellings and associated works. Millers Brewers End Dunmow Road - Status: Refused. <u>Refusal reasons:</u> ENV1 harm to character and setting of listed assets, GEN1 highways safety, intensification of use of junction Church Lane/ B1256 Dunmow Road, GEN1 access too narrow.</p> <p>4) UTT/21/2149/LB and UTT/21/2148/FUL - Conversion of existing barn to a single dwelling, demolition of existing bungalow and garage, formation of new access to barn and Joseph's Drive. Ashwells, The Street - Status: Approved</p>
8.	<p>Appeal – Land at Warish Hall Farm Members expressed concern over officer correspondence stating, 'many of the complexities of the scheme have been agreed' and this might lead to matters being agreed in common ground with the appellant ahead of the appeal.</p>



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	<p>Members noted the full council decision to apply for Rule 6 Status at the appeal and discussed the types specialist consultant that might be required, including a planning consultant, solicitor and barrister.</p> <p>RESOLVED for the locum clerk to seek fee quotes from consultants to assist with the Parish Council's case. (Cllrs Pratt/Burnett)</p> <p>RESOLVED to recommend to Full Council consideration of fee quotes from specialist consultants to represent the parish council at the appeal public inquiry. (Cllrs Pratt/Burnett)</p> <p>The clerk was asked to check with Cllr Bagnall if a finance committee meeting should be arranged ahead of the next full council meeting.</p>
9.	<p>Planning Appeals</p> <p>1) Bassingbourne Lodge The Street - Demolition of detached garage. Erection of single storey side extension – Refusal of applications UTT/21/0874/HHF - Appeal ref: APP/C1570/D/21/3280665 and UTT/21/0875/LB – Appeal ref: APP/C1570/Y/21/3280664 The appeals will be determined on the basis of written representations. Appeal start date: 02.02.2022 All representations must be received by 9 March 2022. Comment to PINS regarding APP/C1570/Y/21/3280664 – TPC concurs with Place Services comments.</p> <p>2) Land Adjacent to Swan Farm School Lane - Erection of 3 detached dwellings with associated curtilages, parking and new vehicular access. Refusal of application UTT/20/3235/FUL Appeal ref: APP/C1570/W/21/3282320 - The appeal will be determined on the basis of written representations. Appeal start date: 02.02.2022 All representations must be received by 9 March 2022 . Comment to PINS – TPC objects and agrees with UDC refusal reasons. Additional comment that the local flooding issue will be exacerbated by the proposal.</p> <p>3) Postponement of hearing: APP/C1570/Y/21/3267151 Swan Farm, School Lane, Bishops Stortford Noted.</p>
10.	<p>Update on Bonningtons Farm An application for a Lawful Development Certificate is under consideration</p>



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	relating to consent for 2 dwellings. No update has been received.
11.	Correspondence None.
12.	Items for information / next agenda None.
13.	Date of the Next Meeting Wednesday, 9 th March at 10am.

Being no further business, the meeting closed at 12.55pm

Signed:.....
Chairman

Date:.....